

EASTLYME PLANNING COMMISSION REGULAR MEETING

Regular Meeting, June 13, 2023. 7:00 PM

CHAIRMAN: Michelle Williams
VICE CHAIRMAN: Kirk Scott
SECRETARY: Rich Gordon

PLANNING DIRECTOR: Gary Goeschel II
RECORDING SECRETARY: Sue Spang

CALL TO ORDER 7:01

I. ROLL CALL

Present: Michelle Williams, Richard Gordon, Jason Deeble, Thomas Fitting, Timothy LaDucer, Alt., Olivia Fairchild, Alt., Brian Bohmbach, Alt.,

Absent: Kirk Scott, Nichole Davison,

Also, Present: G. Goeschel, Planner, W. Weber, BOS liaison.

T. Laducer and O. Fairchild were seated.

II. CALL FOR ADDITIONS TO THE AGENDA-none.

III. CALL FOR PUBLIC DELEGATIONS:

Nancy Kalal, 80 Grassy Hill Rd, said she could not find any information concerning fire access easements in the sub-division regulations. There is no designated width, length, etc. She said the fire access for Darrows Ridge is impassible for fire apparatus, although she understands from the neighbors that kids regularly ride bikes and ATV's. She suggested they upgrade the regulations concerning fire access. She submitted photos. (See attached)

IV. REPORTS

- A. **Communications:** none
- B. **Zoning Representative:**
- C. **Ex-Officio:**
- D. **Planning Director**-will report later in the meeting.
- E. **Subcommittees**
 - **Plan of Conservation and Development**-no report
- E. **Chairman:** no report

V. APPROVAL OF THE MINUTES

- A. **Regular Meeting minutes of May 9, 2023**

MOTION: (Deeble/Gordon) to approve the Regular Meeting minutes of May 9, 2023, as amended.

~~T. LaDucer~~ emailed a report of the April 20, 2023, Zoning Commission Meeting.

Vote: APPROVED. In favor-Williams, LaDucer, Gordon, Deeble. Opposed-none.

Abstaining-Fitting, Fairchild

VI. PUBLIC HEARINGS: none

RECEIVED FOR RECORD
EAST LYME, CT
2023 JUN 19 PM 12:54
Caulfield
TOWN CLERK

VII. SUBDIVISIONS/RE-SUBDIVISIONS-Pending

A. Application of Kristen T, Clarke, PE, & Shelly Harney Applicants/Port Side Holdings, LLC Owner; Application for a 5-lot Subdivision, (aka Nehantic Highlands), at property located on the corner of Upper Walnut Hill Road and Holmes Road, East Lyme Assessor's Map # 55.0, lot # 3.1 Zoned RU-80 (Submitted 5/1/2023, Date of Receipt 5/9/2023)

Attorney P. Geraghty, for the applicant said the application is a proposal to create four additional lots which will range in size from 2-4 acres on a total of 12.4 acres. There is a conservation easement of 265 acres which the East Lyme Land Trust (ELLT) holds the deed.

P. Geraghty submitted a design report and his client's response to a memo from G. Goeschel.

He said the plan is for a conservation design development. The plan conforms to a conventional design as well as a conservation design. They have received a conditional approval for septic from Ledge Light Health District.

The stormwater management plan has been reviewed by staff and based on the comments from staff the applicant will provide more detailed plans. P. Geraghty provide the memo from town engineer Bill Sheer. (Exhibit G)

T. May, P.E., informed the Commission the town has unregulated drainage with no outlet protection, draining into the wetlands on proposed lots 1 & 4. Photos were submitted. (Exhibit K). He believes that is a significant issue that should be addressed.

There are no public improvements required for the proposed application as all the lots have road frontage.

Topography and soil maps were provided. (Exhibit I)

P. Geraghty does not expect any issues, no construction sequences are required.

The archeologic reports are complete, and they expect a clean report.

The energy efficiency report has been provided.

The schedule to render a decision was discussed, the concern is that the Inland Wetlands Agency has decided to hold a public hearing for the application. P. Geraghty stated there is some incursion to the Upland Review Area on lot 5 by an existing driveway. P. Geraghty does not think it was necessary for the IWA to hold a public hearing as there is no negative impact to the wetlands.

The addition of open space is not warranted as Duval Partners donated 265 acres out of 277 acres to the ELLT.

The consensus of the Commission was to review the information for the next meeting on July 11, 2023

Planning Director Report:

G. Goeschel informed the members that FEMA is updating their FIRM maps which could affect some areas in town.

He stated that much of the text concerning specific areas that are preferable for affordable housing from the previous POCD, did not make it into the new POCD. He suggested the Commission consider adding them back in to the most recent POCD. The Commission would like to see the issue put on the next agenda for discussion.

G. Goeschel said the RFP for the Samuel Smith house has been put out.

G. Goeschel updated the Commission on previously approved subdivisions.

M. Williams informed the members she recently was appointed to the Water and Sewer

Commission, which will not be a conflict of interest with the Planning Commission. She reminded the members that she will not be running for re-election to the Planning Commission.

VIII. ZONING REFERRALS [Connecticut General Statue (CGS) 8-3a]

IX. MUNICIPAL REFERRALS [Connecticut General Statues (CGS)8-24]:

X. OLD BUSINESS

A. Review of Subdivision Regulations-

G. Goeschel updated section 4-14, specifically the Environmental Review Team (ERT) language. He stated that much of what the ERT would do is already covered in the regulations.

Added to section, 4-2-16 is a requirement for any applicant to be current on their taxes or the application would be considered incomplete and denied.

A list of required materials for an application was added. G. Goeschel said the fees are competitive with surrounding towns.

G. Goeschel said it would be good to see what worked or didn't work concerning the open space requirement under the CDC regulation. He said there is only one donation of open space in the last several years that was significant, the rest are small, fragmented pieces.

X. NEW BUSINESS-none

XI. ADJOURNMENT:

MOTION: (LaDucer/Fairchild) to adjourn at 8:05. Vote: APPROVED Unanimously.

Respectfully Submitted,
Sue Spang,
Recording Secretary

2023 meeting dates: July 11, August 8, September 12, October 10, November 21, December 12.

Liaison dates 2023:

July 6- Nichol Davison, August 3 -T. LaDucer, September 7-O. Fairchild, September 21 -T. Fitting, October 5 -R. Gordon, October 19- J. Deeble, November 2- K. Scott, November 16- M. Williams, December 7-B. Bohmbach.







